


**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: August 3, 2015

Item: Wolf Construction, 2202 Wolf Way – Approval of a Major Modification to a Site Plan for a 31,350 square foot storage building and associated landscaping – Scott Wolfswinkel – MaM-002719-2015

Requested Action: Approval of Major Modification to a Site Plan

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Scott Wolfswinkel is requesting, approval of a major modification to a site plan to approve the construction of a 31,350 square foot storage building and associated landscaping at 2202 Wolf Way. The building will be located on the southwest corner of the property.

History: The property was previously used as a bus barn and maintenance facility for the West Des Moines School District. The applicant purchased the property from the school district on November 6, 2007. On January 14, 2015, the Board of Adjustment approved a setback variance to reduce the side yard setback from 50 feet to 20 feet to allow for the construction of this building.

City Council Subcommittee: This project was presented to the Development and Planning City Council Subcommittee on June 4, 2015. No disagreement with the proposed major modification was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues; however, staff highlight the following:

- **Landscaping and Architecture:** As a part of the variance approval, the Board of Adjustment gave directions to staff to make sure that the building was adequately screened from adjacent neighbors through the use of landscaping and fencing. The proposed plan utilizes grade changes, new fences and landscaping, along with existing vegetation to accomplish this. Additionally, the building will feature paint colors that are complimentary to the existing buildings and windows to create visual interest.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various City departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies, City Departments, and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Wolf Construction allowing the construction of a 31,350 square foot storage building and associated landscaping, subject to the applicant meeting all City Code requirements and the following:

1. The 7 screening evergreen trees located on the south side of the building shall be a minimum of 6 feet in height when planted.
2. All landscape screening along the south and west sides of the new building shall be watered regularly and kept in good health. If at any time the vegetation dies or is damaged to the point where it no longer provides screening, it shall be replaced at the earliest time practicable.
3. Storage of any kind shall not occur between the buildings and the western property line or in the grass area along the southern property line.

Property Owner and Applicant: Scott Wolfswinkel
Wolf Construction
2202 Wolf Way
West Des Moines, Iowa 50265
swolf@wolfconstruction.net

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Building Elevations

RESOLUTION NO. PZC-15-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-002719-2015) FOR A 31,350 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED LANDSCAPING AT 2202 WOLF WAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Scott Wolfswinkel, has requested approval of a Major Modification Permit (MaM-002719-2015) for that property located at 2202 Wolf Way to construct a 31,350 square foot storage building and related site improvements;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on August 3, 2015, this Commission held a duly-noticed public meeting to consider the application for Major Modification;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Major Modification to construct a 31,350 square foot storage building and related site improvements is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 3, 2015.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on August 3, 2015, by the following vote:

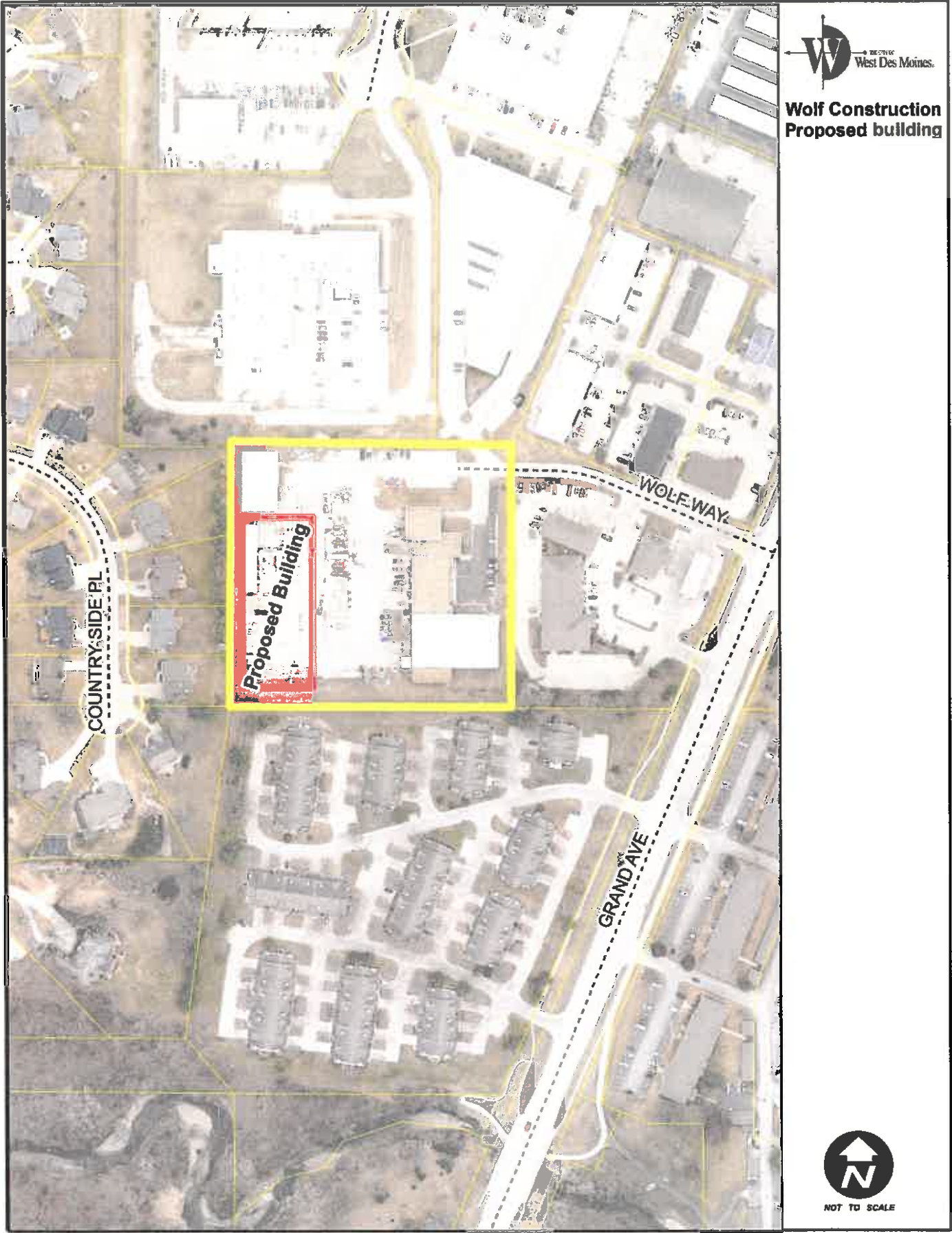
AYES:
NAYS:
ABSTENTIONS:
ABSENT:

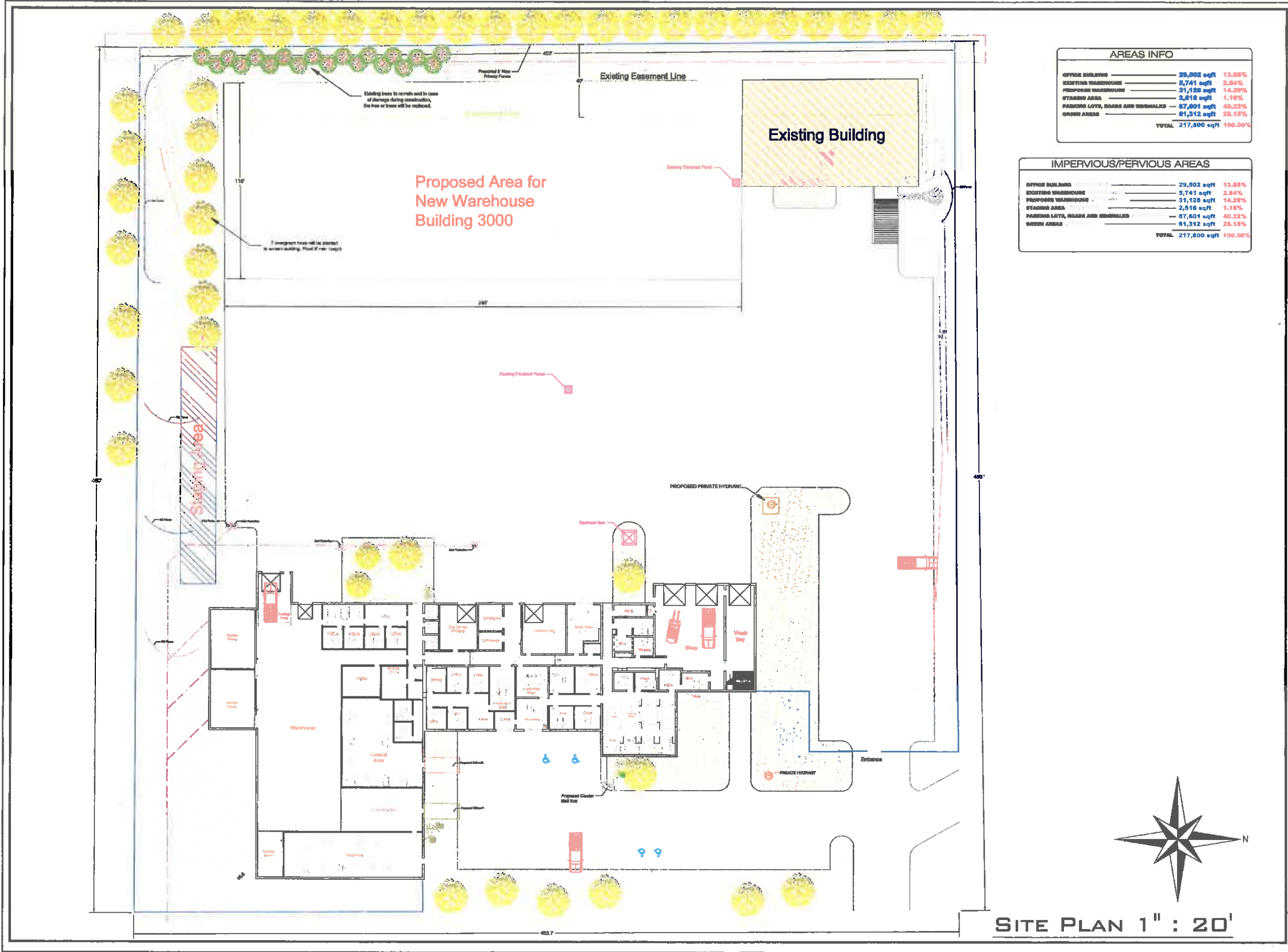
ATTEST:

Recording Secretary

**Exhibit A
CONDITIONS OF APPROVAL**

1. The 7 screening evergreen trees located on the south side of the building shall be a minimum of 6 feet in height when planted.
2. All landscape screening along the south and west sides of the new building shall be watered regularly and kept in good health. If at any time the vegetation dies or is damaged to the point where it no longer provides screening, it shall be replaced at the earliest time practicable.
3. Storage of any kind shall not occur between the buildings and the western property line or in the grass area along the southern property line.





AREAS INFO		
OFFICE BUILDING	29,502 sqft	13.58%
EXISTING WAREHOUSE	5,741 sqft	2.64%
PROPOSED WAREHOUSE	31,128 sqft	14.29%
STAGING AREA	2,516 sqft	1.16%
PARKING LOTS, ROADS AND DRIVEWAYS	87,601 sqft	40.22%
GREEN AREAS	61,512 sqft	28.15%
TOTAL	217,500 sqft	100.00%

IMPERVIOUS/PERVIOUS AREAS		
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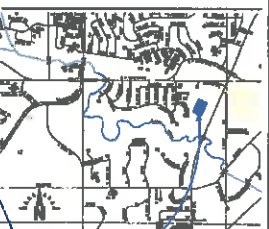
2202 Wolf Way
West Des Moines IA
Zip Code 50265

PROJECT NAME
**Wolf Construction
NEW WAREHOUSE**

PLAN DATE
JUNE 10, 2016



VICINITY MAP



PROJECT LOCATION:
2202 Wolf Way
West Des Moines IA
Zip Code 50265

General Info
OWNER
MAJIMA LAND LLC (Scott Wolfswinkel)
2202 Wolf Way
West Des Moines IA
Zip Code 50265

LEGAL DESCRIPTION
W 480' E 1337.45' S 453.76' N 1313'
NE 1/4 of Sec. 16, T-7N, R-53W
Total Area 217,500sqft or 5.00 acres

ZONING DISTRICT
LIGHT INDUSTRIAL (LI) (Existing)
LIGHT INDUSTRIAL (LI) (Proposed)

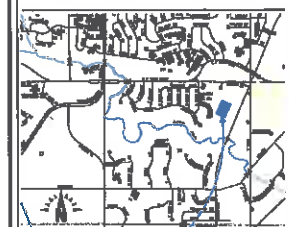
SITE PLAN

SCALE
1" = 20'
PLAN NUMBER
A-01

SITE PLAN 1" : 20'

Wolf Construction NEW WAREHOUSE

LOCATION



OWNER
MANNA LAND LLC (Scott Wolfswinkel)
2202 Wolf Way
West Des Moines IA
Zip Code 50265

ZONING DISTRICT
LIGHT INDUSTRIAL (LI) (Existing)
LIGHT INDUSTRIAL (LI) (Proposed)

NUMBER
A-02

